

House Bill 773 (AS PASSED HOUSE AND SENATE)

By: Representatives Bryant of the 160th, Stephens of the 164th, Day of the 163rd, Stephens of the 161st, Gordon of the 162nd, and others

A BILL TO BE ENTITLED

AN ACT

To amend an Act incorporating the City of Port Wentworth, approved February 6, 1957 (Ga. L. 1957, p. 2003), as amended, particularly by an Act approved April 21, 1989 (Ga. L. 1989, p. 5105), so as to deannex certain property from such city's corporate limits; to provide for related matters; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

An Act incorporating the City of Port Wentworth, approved February 6, 1957 (Ga. L. 1957, p. 2003), as amended, particularly by an Act approved April 21, 1989 (Ga. L. 1989, p. 5105), is amended by adding at the end of Section 2 a new paragraph to read as follows:

"Notwithstanding any other provision of this Act to the contrary, the corporate limits of Port Wentworth shall specially not include the following described property:

TRACT 1

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by EMC Engineering Services, Inc. more particularly Charles W. Tuten, Jr., Georgia Registered Land Surveyor No. 2345, entitled 'A Survey of Original Lots 74 Through 104 And Being A Portion Of Lot 72, Ray Street And An Unopened Street, Being A Portion Of The Grange Subdivision, 8th G.M.District, Port Wentworth, Chatham County, Georgia, Surveyed For The Georgia Ports Authority' dated December 7, 1993, a copy of which plat is recorded in Plat Book 13P, page 93, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof and from said plat being more particularly described as follows:

Beginning at a point at the intersection of the southern right-of-way line of Grange Road and the eastern right-of-way line of US Highway 17 (now State Route 25), and continuing thence along the southern right-of-way line of Grange Road, North 77

degrees 59 minutes 19 seconds East, a distance of 2,659.64 feet to a point, said point being the intersection of the southern right-of-way line of Grange Road and the dividing line of Lots 96 and 98 of the former Grange Subdivision; thence along the dividing line between Lots 96 and 98, said line being the Corporate Limits of the City of Port Wentworth, South 12 degrees 05 minutes 41 seconds East, a distance of 997.78 feet to a point; thence along the southern line of the former Grange Subdivision, said line being the Corporate Limits of the City of Port Wentworth, South 77 degrees 09 minutes 22 seconds West, a distance of 2,572.01 feet to a point, said point being on the eastern right-of-way line of US Highway 17 (now State Route 25); thence along the eastern right-of-way line of US Highway 17 (now State Route 25), North 16 degrees 56 minutes 43 seconds West, a distance of 1,039.13 feet to a point, said point being the POINT OF BEGINNING.

TRACT 2

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by EMC Engineering Services, Inc. more particularly Charles W. Tuten, Jr., Georgia Registered Land Surveyor No. 2345, entitled 'Boundary Survey of a Portion of "The Grange Tract", 8th G.M.District, Port Wentworth, Chatham County, Georgia', a copy of which plat is recorded in Plat Book 16P, page 73, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof and from said plat being more particularly described as follows:

Beginning at a point at the intersection of the southern right-of-way line of Grange Road and the western right-of-way line of US Highway 17 (now State Route 25), said point having Georgia State Plane coordinates North 776,319.5424, East 969,959.6985 (NAD 83), and continuing thence along the western right-of-way line of US Highway 17 (now State Route 25), South 17 degrees 01 minutes 38 seconds East, a distance of 1,052.22 feet to a point, said point being the intersection of the western right-of-way line of U.S. Highway 17 (now State Route 25) and the southern line of the former Grange Subdivision; thence along the southern line of the former Grange Subdivision, said line also being the Corporate Limits of the City of Port Wentworth, South 76 degrees 27 minutes 18 seconds West, a distance of 1,225.25 feet to a point; thence South 78 degrees 33 minutes 57 seconds West, a distance of 559.68 feet to a point, said point being on the eastern right-of-way line of the Norfolk Southern Railroad; thence along the eastern right-of-way line of the Norfolk Southern Railroad North 19 degrees

04 minutes 03 seconds West, a distance of 724.99 feet to a point; thence along the eastern right-of-way line of the Norfolk Southern Railroad along a curve to the left an arc distance of 174.38 feet to a point, said curve having a central angle of 3 degrees 54 minutes 46 seconds and a radius of 2,553.55 feet (chord bearing is North 21 degrees 35 minutes 21 seconds West and chord length is 174.35 feet); thence North 12 degrees 11 minutes 23 seconds West a distance of 172.72 feet to a point, said point being on the southern right-of-way line of Grange Road; thence along the southern right-of-way line of Grange Road, North 77 degrees 38 minutes 02 seconds East, a distance of 1,811.10 feet to a point, said point being at the intersection of the southern right-of-way line of Grange Road and the western right-of-way line of US Highway 17 (now State Route 25) and being the POINT OF BEGINNING.

TRACT 3

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia', as shown on that plat of survey prepared for the Georgia State Properties Commission by EMC Engineering Services, Inc. more particularly Charles W. Tuten, Jr., Georgia Registered Land Surveyor No. 2345, entitled 'A 6.04 Acre Boundary Survey of a 30' Strip of Land on a Portion of Lots 51 & 53 of N/F Stewart of the Grange Tract; A 60' Easement of N/F Southern Region Industrial Realty; Lots 7 through 11 of the Paul K. Gates S/D N/F Roberts; a West Terminus Portion of Coleraine Drive and a 30' Strip of Land of the Southern Region Industrial Realty; 8th GM District, Port Wentworth, Chatham County, Georgia', dated March 3, 2000, a copy of which plat is recorded in Plat Book 17P, page 33, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof and from said plat being more particularly described as follows:

Beginning at a point at the intersection of the northern right-of-way line of Grange Road and the eastern right-of-way line of Norfolk Southern Railroad, said point being approximately 1,909.06 feet west of the western right-of-way line of U.S. Highway 17(now State Route 25) and continuing thence along the eastern right-of way line of Norfolk Southern Railroad North 27 degrees 20 minutes 38 seconds West a distance of 1143.77 feet to a point; thence North 77 degrees 46 minutes 20 seconds East a distance of 10.66 feet to a point; thence along the eastern right-of way line of Norfolk Southern Railroad North 27 degrees 20 minutes 38 seconds West a distance of 700.04 feet to a point; thence South 77 degrees 20 minutes 41 seconds West a distance of 10.73 feet to a point; thence along the eastern right-of way line of Norfolk Southern Railroad North 27 degrees 20 minutes 38 seconds West a distance of 1587.38 feet to a point; thence

North 77 degrees 17 minutes 41 seconds East a distance of 31.01 feet to a point; thence South 27 degrees 20 minutes 38 seconds East a distance of 1587.41 feet to a point, said point being on the southern right of way line of Coleraine Drive; thence along the southern right of way line of Coleraine Drive, North 77 degrees 20 minutes 41 seconds East a distance of 308.42 feet to a point; thence South 12 degrees 40 minutes 00 seconds East a distance of 678.49 feet to a point; thence North 77 degrees 46 minutes 20 seconds East a distance of 135.00 feet to a point, said point being on the western right-of-way line of Horne Place; thence along the extension of the aforesaid right-of-way, South 12 degrees 13 minutes 40 seconds East a distance of 60.00 feet to a point; thence South 77 degrees 46 minutes 20 seconds West a distance of 253.80 feet to a point; thence South 27 degrees 20 minutes 38 seconds East a distance of 1081.55 feet to a point; thence South 77 degrees 38 minutes 02 seconds West a distance of 31.06 feet to a point, said point being the POINT OF BEGINNING.

TRACT 4

All that certain lot, tract or parcel of real property, being known as a 5.30 acre area of land identified as a portion of Lots 51, 53, 1 and 2 of, now or formerly, the Stewart property of the Grange Tract in the 8th G.M. District, Port Wentworth, Chatham County, Georgia. Said property being the same transferred from Leroy M. Stewart, Jr., et al, to the Georgia Ports Authority by Court Order, said order being recorded in Deed Book 263-X, Page 618 of the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which record is incorporated herein and by reference is made a part hereof and from said record being more particularly described as follows:

Beginning at a point at the intersection of the eastern right-of-way line of Norfolk Southern Railroad and the northern right-of-way line of Grange Road; continuing thence along the eastern right-of-way line of the Norfolk Southern Railroad North 27 degrees 20 minutes 38 seconds West a distance of 1,081.62 feet to a point on the southwestern corner of a 60 foot strip known as Tract 'C', now or formerly of Southern Region Industrial Realty; thence leaving the eastern right-of-way line of Norfolk Southern Railroad, along the southern property line of said Tract 'C', North 77 degrees 46 minutes 20 seconds East a distance of 337.84 feet to a point; thence South 12 degrees 17 minutes 38 seconds East a distance of 904.40 feet to a point; thence North 77 degrees 38 minutes 02 seconds East a distance of 176.54 feet to a point; thence South 12 degrees 21 minutes 58 seconds East a distance of 140.00 feet to a point on the northern right-of-way line of Grange Road; thence along the northern right-of way line of Grange Road South 77 degrees 38 minutes 02 seconds West a distance of 233.60 feet to a point, said point being the POINT OF BEGINNING.

TRACT 5

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by Hussey, Gay and Bell, more particularly James M. Sims, Georgia Registered Land Surveyor No. 2280, entitled 'Plat of Lands of the Georgia Ports Authority, Formerly Property of B.A.S.F. Wyandotte Corporation, Chatham County, Georgia', dated September 17, 1986, which plat is recorded in Plat Book 9, page 11, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof. Said tracts or parcels being designated individually on said plat as Parcels 'B', 'G' and 'H' and collectively being more particularly described as follows:

Beginning at a point, said point being the intersection of the western right-of-way line of State Route 21 and the eastern right-of-way line of Seaboard Coast Line Railroad (now CSX Transportation) and being the northern most point of Parcel 'G' as shown on the aforementioned plat and continuing thence along the western right-of-way line of State Route 21 the following courses and distances: South 48 degrees 31 minutes 40 seconds East a distance of 391.14 feet to a point; thence along a curve to the right an arc length of 960.85 feet to a point, said curve having a central angle of 31 degrees 47 minutes 15 seconds and a radius of 1731.87 feet (chord bearing is South 21 degrees 03 minutes 05 seconds East and chord length is 948.58 feet); thence South 05 degrees 11 minutes 25 seconds East, a distance of 455.71 feet to a point; thence South 06 degrees 41 minutes 25 seconds East, a distance of 472.61 feet to a point; thence South 76 degrees 47 minutes 35 seconds West, a distance of 50.00 feet to a point; thence along a curve to the right an arc distance of 552.03 feet to a point, said curve having a central angle of 8 degrees 02 minutes 55 seconds and a radius of 3,715.94 feet, (chord bearing is South 9 degrees 10 minutes 55 seconds East and chord distance is 521.61 feet); thence South 5 degrees 09 minutes 25 seconds East, a distance of 1001.00 feet to a point, said point being the intersection of the western right-of-way line of State Route 21 and Saint Augustine Creek; thence along Saint Augustine Creek South 87 degrees 03 minutes 10 seconds West, a distance of 75.16 feet to a point, said point being the intersection of Saint Augustine Creek and the eastern right-of-way line of the Old Augusta Road; thence along the eastern right-of-way line of the Old Augusta Road North 18 degrees 14 minutes 30 seconds West, a distance of 2,098.74 feet to a point, said point being the intersection of the eastern right-of-way line of the Old Augusta Road and the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation); thence along the eastern right-of-way line of the Seaboard Coast Line

Railroad (now CSX Transportation) along a curve to the right an arc distance of 717.80 feet to a point, said curve having a central angle of 3 degrees 35 minutes 50 seconds and a radius of 11,434.35 feet (chord bearing is North 8 degrees 14 minutes 20 seconds West and chord distance is 717.68 feet); thence North 75 degrees 48 minutes 35 seconds East, a distance of 71.04 feet to a point, said point being on the western line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way); thence along the western line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way) North 31 degrees 17 minutes 15 seconds West, a distance of 164.88 feet to a point, said point being the intersection of the western line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way) and the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation); thence along the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) along a curve to the right an arc distance of 445.03 feet to a point, said curve having a central angle of 2 degrees 13 minutes 50 seconds and a radius of 11,434.35 feet, (chord bearing is North 4 degrees 31 minutes 40 seconds West and chord distance is 445.00 feet), said point being the intersection of the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) and the eastern line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way); thence along the eastern line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way) South 31 degrees 16 minutes 05 seconds East, a distance of 103.43 feet to a point, said point being the intersection of the eastern line of Parcel 'H' of the aforementioned survey (the former State Route 21 right-of-way), the western line of Parcel 'G' of the aforementioned survey and the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation); thence along the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) along a curve to the right an arc distance of 378.26 feet to a point, said curve having a central angle of 1 degree 46 minutes 15 seconds and a radius of 12,240.27 feet (chord bearing is North 3 degrees 15 minutes 50 seconds West and chord distance is 378.24 feet), said point being the POINT OF BEGINNING.

Less and except those portions described as follows:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Chatham, previously transferred to the City of Port Wentworth by Quitclaim Deed, said quitclaim deed being recorded in the Office of the Clerk of the Superior Court of Chatham County in Deed Book 151-V, page 1, and as shown on that plat of survey prepared for the Georgia Ports Authority by Hussey, Gay, Bell and DeYoung, more particularly James M. Sims, Georgia Registered Land Surveyor No. 2280, entitled 'Plat

of a 1.74 Acre Portion of the Lands of the Georgia Ports Authority, Eighth G.M. District, Port Wentworth, Chatham County, Georgia' dated May 30, 1991 and last revised March 15, 1999, and containing 1.74 acres. Specific reference is hereby made to the aforesaid plat, a copy of which is recorded in the Office of the Clerk of the Superior Court of Chatham County in Plat Record Book 17P, Page 8, for better determining the location, metes, bounds and dimensions of the property.

And All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Chatham, previously transferred to the City of Port Wentworth by Quitclaim Deed, said quitclaim deed being recorded in the Office of the Clerk of the Superior Court of Chatham County in Deed Book 209-Z, page 13, and as shown on that plat of survey prepared for the Georgia Ports Authority by EMC Engineering Services, Inc., more particularly Terry M. Coleman, Georgia Registered Land Surveyor No. 2486, entitled 'Softball Fields Adjacent to Port Wentworth Fire Station, Hwy. 21' dated February 18, 1999 and containing 6.26 acres. Specific reference is hereby made to the aforesaid plat, a copy of which is recorded in the Office of the Clerk of the Superior Court of Chatham County in Plat Record Book 17P, page 14, for better determining the location, metes, bounds and dimensions of the property.

TRACT 6

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by Hussey, Gay and Bell, more particularly James M. Sims, Georgia Registered Land Surveyor No. 2280, entitled 'Plat of Lands of the Georgia Ports Authority, Formerly Property of B.A.S.F. Wyandotte Corporation, Chatham County, Georgia'; dated September 17, 1986, a copy of which plat is recorded in Plat Book 9, page 11, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof. Said tract or parcel being designated on said plat as Parcel 'C' and being more particularly described as follows:

Beginning at a point, said point being at the intersection of the western right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) and the eastern right-of-way line of the Old Augusta Road and continuing thence along the eastern right-of-way line of the Old Augusta Road, North 17 degrees 48 minutes 25 seconds West a distance of 303.10 feet to a point ; thence, North 75 degrees 48 minutes 35 seconds East a distance of 55.99 feet to a point, said point being on the western right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation); thence along the western right-of-way line of the Seaboard Coast Line Railroad (now

CSX Transportation) along a curve to the left an arc distance of 304.74 feet to a point, said curve having a central angle of 1 degree 31 minutes 10 seconds and a radius of 11,494.30 feet (chord bearing is South 7 degrees 14 minutes 25 seconds East and chord distance is 304.73 feet), said point being the POINT OF BEGINNING.

TRACT 7

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by Hussey, Gay and Bell, more particularly James M. Sims, Georgia Registered Land Surveyor No. 2280, entitled 'Plat of Lands of the Georgia Ports Authority, Formerly Property of B.A.S.F. Wyandotte Corporation, Chatham County, Georgia'; dated September 17, 1986, a copy of which plat is recorded in Plat Book 9, page 11, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof. Said tract or parcel being designated on said plat as Parcel 'D' and being more particularly described as follows:

Beginning at a point, said point being at the intersection of the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) and Saint Augustine Creek and continuing thence along the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) North 18 degrees 29 minutes 15 seconds West a distance of 344.35 feet to a point, thence along the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) along a curve to the right an arc distance of 960.09 feet to a point, said curve having a central angle of 4 degrees 54 minutes 10 seconds and a radius of 11,221.52 feet, (chord bearing is North 16 degrees 02 minutes 10 seconds West and chord distance is 959.80 feet), said point being the intersection of the eastern right-of-way line of the Seaboard Coast Line Railroad (now CSX Transportation) and the western right-of-way line of the Old Augusta Road; thence along the western right-of-way line of the Old Augusta Road South 18 degrees 14 minutes 30 seconds East a distance of 1,318.16 feet to a point, said point being the intersection of western right-of-way line of the Old Augusta Road and Saint Augustine Creek; thence along Saint Augustine Creek North 85 degrees 40 minutes 55 seconds West a distance of 38.39 feet to a point, said point being the POINT OF BEGINNING.

TRACT 8

All that certain lot, tract or parcel of real property situate, lying and being in the 8th General Militia District, Chatham County, City of Port Wentworth, Georgia, as shown on that plat of survey prepared for the Georgia Ports Authority by Hussey, Gay and Bell,

more particularly James M. Sims, Georgia Registered Land Surveyor No. 2280, entitled 'Plat of Lands of the Georgia Ports Authority, Formerly Property of B.A.S.F. Wyandotte Corporation, Chatham County, Georgia'; dated September 17, 1986, a copy of which plat is recorded in Plat Book 9, page 11, in the Real Property Records of the Clerk of the Superior Court of Chatham County, Georgia, which plat is incorporated herein and by reference is made a part hereof. Said lot, tract or parcel being in the southwest portion of Parcel 'A' and being more particularly described as follows:

Commencing at a point, said point being at the intersection of the western bank of the Savannah River and the northern right-of-way line of U.S. Highway 17 (now State Route 25) and continuing thence along the northern right-of-way of U.S. Highway 17 (now State Route 25) South 86 degrees 22 minutes 50 seconds West a distance of 452.25 feet to a point; continuing thence along the northern or western right-of-way line of U.S. Highway 17 (now State Route 25) the following courses and distances: along a curve to the left an arc distance of 537.84 feet to a point, said curve having a central angle of 40 degrees 40 minutes 35 seconds and a radius of 757.58 feet (chord bearing is South 66 degrees 02 minutes 30 West and chord distance is 526.61 feet); thence South 45 degrees 42 minutes 10 seconds West a distance of 1.35 feet to a point; thence South 45 degrees 42 minutes 10 seconds West a distance of 1375.96 feet to a point; thence South 45 degrees 42 minutes 10 seconds West a distance of 180.30 feet to a point; thence, leaving the western right-of-way of U.S. Highway 17 (now State Route 25) and continuing thence South 77 degrees 01 minutes 10 seconds West a distance of 1085.31 feet to a point; thence South 77 degrees 01 minutes 10 seconds West a distance of 772.66 feet to a point; thence South 77 degrees 01 minutes 10 seconds West a distance of 533.14 feet to a point; thence South 77 degrees 01 minutes 10 seconds West a distance of 731.49 feet to a point, said point being on the Corporate Limits of the City of Port Wentworth; thence along a line, said line also being the Corporate Limits of the City of Port Wentworth, North 12 degrees 49 minutes 00 seconds West a distance of 583.01 feet to a point, said point being the POINT OF BEGINNING.

Continuing thence South 81 degrees 41 minutes 00 seconds West a distance of 373.81 feet to a point; thence South 81 degrees 41 minutes 00 seconds West a distance of 599.70 feet to a point; thence North 18 degrees 35 minutes 40 seconds West a distance of 365.67 feet to a point; thence North 19 degrees 00 minutes 15 seconds West a distance of 30.03 feet to a point; thence North 18 degrees 15 minutes 15 seconds West a distance of 179.63 feet to a point; thence North 19 degrees 19 minutes 15 seconds West a distance of 225.44 feet to a point; thence North 18 degrees 25 minutes 15 seconds West a distance of 200.00 feet to a point; thence North 18 degrees 30 minutes 40 seconds East a distance of 199.78 feet to a point; thence North 76 degrees 05

316 minutes 20 seconds East a distance of 1,092.67 feet to a point, said point being on the
317 Corporate Limits of the City of Port Wentworth; thence along a line, said line also
318 being the Corporate Limits of the City of Port Wentworth, South 12 degrees 49 minutes
319 00 seconds East a distance of 1,291.57 feet to a point, said point being the POINT OF
320 BEGINNING."

321 **SECTION 2.**

322 All laws and parts of laws in conflict with this Act are repealed.